

AGENDA
BOARD OF ZONING APPEALS PUBLIC HEARING
DECEMBER 28, 2009 3:00 P.M.
ROOM S-330 CITY HALL
ST. PAUL, MINNESOTA

RESULTS AGNEDA

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF DECEMBER 14, 2009

Approved

II. NEW BUSINESS

A. Applicant

- **Steve Irwin – Pope Associates for Baldinger Bakery** (#09-424719)

Location

- 1256 Phalen Boulevard

Zoning

- IR

Purpose: MAJOR VARIANCE - Several variances of the Design Standards for development of a new bakery in the Industrial Restricted (IR) Zoning District. 1) Up to 25 percent of off-street parking spaces are permitted to be located between the building and the street, 67 percent is proposed for a variance of 42 percent. 2) The Design Standards require variations for building facades used in detailing, colors and materials. The proposed precast concrete and sheet metal panels are not considered acceptable per the code. 3) Required parking lot lighting shall be 9 to 12 feet in height, 20 feet is proposed for a variance of 8 feet. 4) Development along streets shall be designed with sidewalks on both sides. The applicant proposes to delay construction of a sidewalk until the City installs sidewalks on the adjoining streets.

Approved w/cond.

5-0

B. Applicant

- **Judith Neren Dean** (#09-322634)

Location

- 149 Curtice Street East

Zoning

- RT1

Purpose: MAJOR VARIANCE - Two variances of the lot requirements in order to legalize an existing duplex. 1) The existing lot is 37 feet wide, 50 feet is required for a variance of thirteen (13) feet. 2) A minimum of 6,000 square feet of lot area is required, 4,551 square feet is available for a variance of 1,449 square feet.

Approved w/cond.

5-0

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- C. Applicant - **Lowry Redevelopment Partners (#09-424881)**
Location - 349 Wabasha Street North
Zoning - B4
Purpose: MAJOR VARIANCE - A sign variance in order to install a new projecting sign at this location. A maximum of 15 square feet in display area is allowed and 39 square feet is proposed for a variance of 24 square feet.
Approved 5-0
- D. Applicant - **Greg Fenton – BWBR Architects (#09-424921)**
Location - 205 University Avenue East
Zoning - RM2
Purpose: MAJOR VARIANCE - Two variances in order to place two temporary banners at the new Gillette Children’s Ambulatory Care Center site. 1) The code allows a maximum of 100 square feet of banners and the applicant is proposing 1990 square feet for a variance of 1890 square feet. 2) Temporary banners are permitted for a maximum of 90 days. The applicant is proposing to have these banners in place during construction of the new building which will take about one year.
Approved 5-0

III. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.